

UNDER OFFER Charming townhouse with terrace garden and mountain views



INFORMATION

Town:	Cazaubon
Department:	Gers
Bed:	3
Bath:	1
Floor:	107 m2
Plot Size:	100 m2

IN BRIEF

This fully renovated townhouse, originally dating from the 1250's is situated in the centre of Cazaubon with all amenities. As soon as you enter this beautiful home you feel a sense of calm and comfort. Traditional features such as beamed ceilings, half timbered and stone feature walls add to the real character of this three bedroom home.

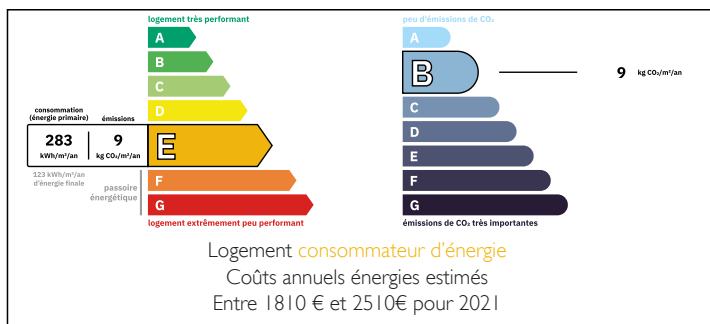
Ready to move straight into; ideal for a couple, small family, holiday home or investment opportunity. Fibre is installed so great for home working.

With the spa town of Barbotan les Thermes a five minutes drive away, International airports of Bordeaux and Toulouse 1h50mins and smaller airports of Tarbes/Lourdes and Pau 1h20mins.

You can be skiing in the Pyrenees in just over 2 hours or at the coast swimming in the Atlantic in the same time.

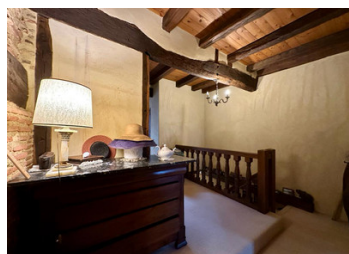
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ENERGY - DPE



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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière:	1128 EUR
Taxe habitation:	EUR

NOTES

DESCRIPTION

The house is briefly comprised of:

GROUND FLOOR

Entrance hallway 11.5m² this wide hallway has a tiled floor and a cosy reading nook nestled under the solid wood staircase, two beautiful stone arches open to the kitchen and the main living area
Kitchen/dining 16m² with tiled floor, window, plumbing for a washing machine, sink unit, beamed ceiling, radiator and hot water tank
Living/dining room 28.5m² a large, luminous space to relax with tiled floor, patio doors to the terrace garden, window and feature window, 2 radiators and stone feature walls

FIRST FLOOR

Landing 11.5m² with carpet, radiator, window and half timbered feature walls
Bathroom 3m² bath with shower tap, sink, bidet, window and tiled walls
Separate WC 1.3m²
Bedroom 16.5m² inglenook fireplace, stone feature wall, window, storage, radiator
Bedroom 13.5m² inglenook fireplace, stone feature wall, window, storage, radiator
Bedroom 9m² currently used as an atelier with window, radiator, beamed ceiling, half timbered walls

EXTERIOR

Steps from the living/dining room lead to the well maintained terrace garden with views of the Pyrenees and surrounding countryside. Planted with wisteria, clematis and oleander this a peaceful area to enjoy the birdsong and nature with ample room for bbq's, apero's and relaxing also.

THINGS TO DO IN THE AREA:

Wine tasting, we are surrounded by domains, often with 'Porte Ouvertes' and festivals